



## The Old Grammar School Longcause Plympton, Plymouth, PL7 1JB

Julian Marks Estate Agents is proud to present a remarkable opportunity to acquire this historical site, close to Plympton Castle, the library, swimming pool and within easy access of the A38 dual carriageway. The site includes the old Plympton Grammar School & the Sir Joshua Reynolds Centre with its gothic-style building, situated in the ancient stannary town of Plympton. The old grammar school comprises an outside colonnade area & internally, on the ground level, is a reception/storage area with 2 wcs & a kitchen. The principal room is on the first floor, with the second floor hosting a kitchen which leads onto a balcony. The Sir Joshua Centre comprises 2 offices, a kitchen, 4 reception rooms, shower rooms & separate wcs on the ground floor whilst on the first floor there are 8 bedrooms, 2 toilet/shower blocks & a separate shower room. The top floor has 2 bedrooms & a reception room. The site boasts a large, level plot & a large parking area.

The former grammar school is named after the world-renowned portrait artist, Sir Joshua Reynolds and the property was built circa 1664. This exciting site and its properties could be utilised in an array of different ways, subject to the necessary consents and potential planning - some examples being a boutique hotel, holiday lettings, creation of additional properties, a wedding venue or a large family home with additional accommodation and work offices.

**£895,000**

# The Old Grammar School Longcause

Plympton, Plymouth, PL7 1JB



- Baroque period property built 1664
- The second building, within the curtilage of the main, falls under similar conditions
- South facing & level lawns
- The sellers are also considering renting the property - please call the office for more information
- Second historical building
- Ornate features
- Multitude of possibilities with consent
- Main building is Grade II\* listed
- Generous site, around 0.6 acres, offering ample parking
- No onward chain

## THE OLD GRAMMAR SCHOOL, PLYMPTON PL7 1JB

### SIR JOSHUA REYNOLDS CENTRE

#### ACCOMMODATION

#### GROUND FLOOR HALLWAY

#### OFFICE ONE

12'7" x 5'7" (3.84 x 1.71)

#### OFFICE TWO

18'11" x 11'3" (5.78 x 3.45)

#### KITCHEN

15'9" x 9'2" (4.81 x 2.80)

#### BOILER ROOM

8'0" x 6'4" (2.46 x 1.95)

#### RECEPTION ONE

16'7" x 15'8" (5.08 x 4.78)

#### RECEPTION TWO

23'7" x 14'9" (7.19 x 4.51)

#### RECEPTION THREE

15'6" x 14'10" (4.73 x 4.54)

#### RECEPTION FOUR

16'10" x 16'9" (5.15 x 5.13)

#### SHOWER ROOM

8'6" x 8'0" (2.60 x 2.46)

#### WC

4'7" x 3'6" (1.42 x 1.07)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

15'10" x 15'0" (4.83 x 4.58)

#### BEDROOM TWO

17'1" x 13'11" (5.23 x 4.26)

#### BEDROOM THREE

15'10" x 13'7" (4.84 x 4.15)

#### BEDROOM FOUR

15'8" x 12'2" (4.80 x 3.72)

#### BEDROOM FIVE

15'11" x 10'3" (4.87 x 3.13)

#### BEDROOM SIX

15'8" x 11'3" (4.78 x 3.44)

#### BEDROOM SEVEN

12'4" x 7'6" (3.76 x 2.29)

#### BEDROOM EIGHT

16'11" x 10'4" (5.18 x 3.17)

#### SHOWER ROOM ONE

11'5" x 9'11" (3.49 x 3.03)

#### SHOWER ROOM TWO

11'4" x 8'10" (3.46 x 2.70)

#### SHOWER ROOM THREE

6'7" x 4'11" (2.01 x 1.51)

#### SECOND FLOOR LANDING

#### RECEPTION FIVE

17'1" x 8'2" (5.23 x 2.51)

#### BEDROOM NINE

11'3" x 10'8" (3.44 x 3.27)

#### BEDROOM TEN

14'11" x 10'4" (4.56 x 3.15)

#### THE OLD GRAMMAR SCHOOL

#### COLONNADE AREA

## ACCOMMODATION

### GROUND FLOOR HALLWAY

#### KITCHEN

15'8" x 9'4" (4.79 x 2.86)

#### STORAGE ROOM ONE

18'8" x 8'7" (5.71 x 2.63)

#### STORAGE ROOM TWO

#### WC ONE

12'5" x 4'10" (3.81 x 1.48 )

#### WC TWO

9'5" x 7'6" (2.88 x 2.29)

#### FIRST FLOOR LANDING

#### PRINCIPAL ROOM

61'9" x 20'5" (18.84 x 6.24)

#### SECOND FLOOR LANDING

#### RECEPTION/KITCHEN

18'2" x 17'8" (5.54 x 5.40)

#### AGENT'S NOTE

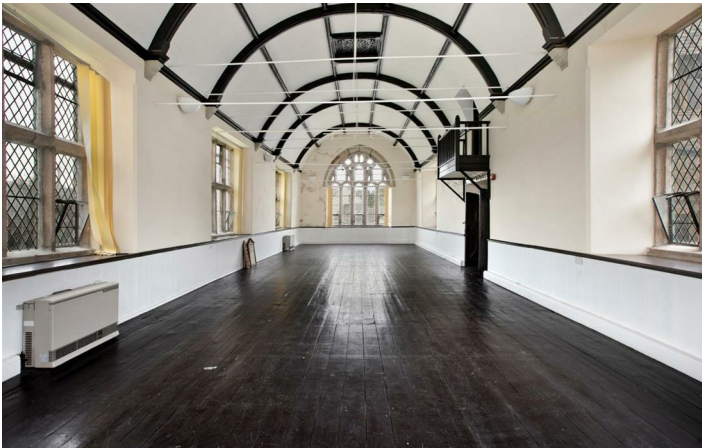
Plymouth City Council

Council Tax Band: H

We understand that mains electricity and gas have been disconnected.

Mains water and sewerage.







Floor Plan

GROUND FLOOR



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